



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-68-16

Property Address: 613 Holden Street

Property Owner: Allison Sealy

Project Contact: Allison Sealy

Nature of Case: A request for a 4" side yard setback pursuant to Section 2.2.1. of the Part 10A Unified Development Ordinance to legalize an existing detached house as well as a 4" side yard setback variance allow for an addition to the rear of the existing detached house that results in a 4.84' side yard setback on a .15 acre property zoned Residential-10 and Neighborhood Conservation Overlay district and located at 613 Holden Street.



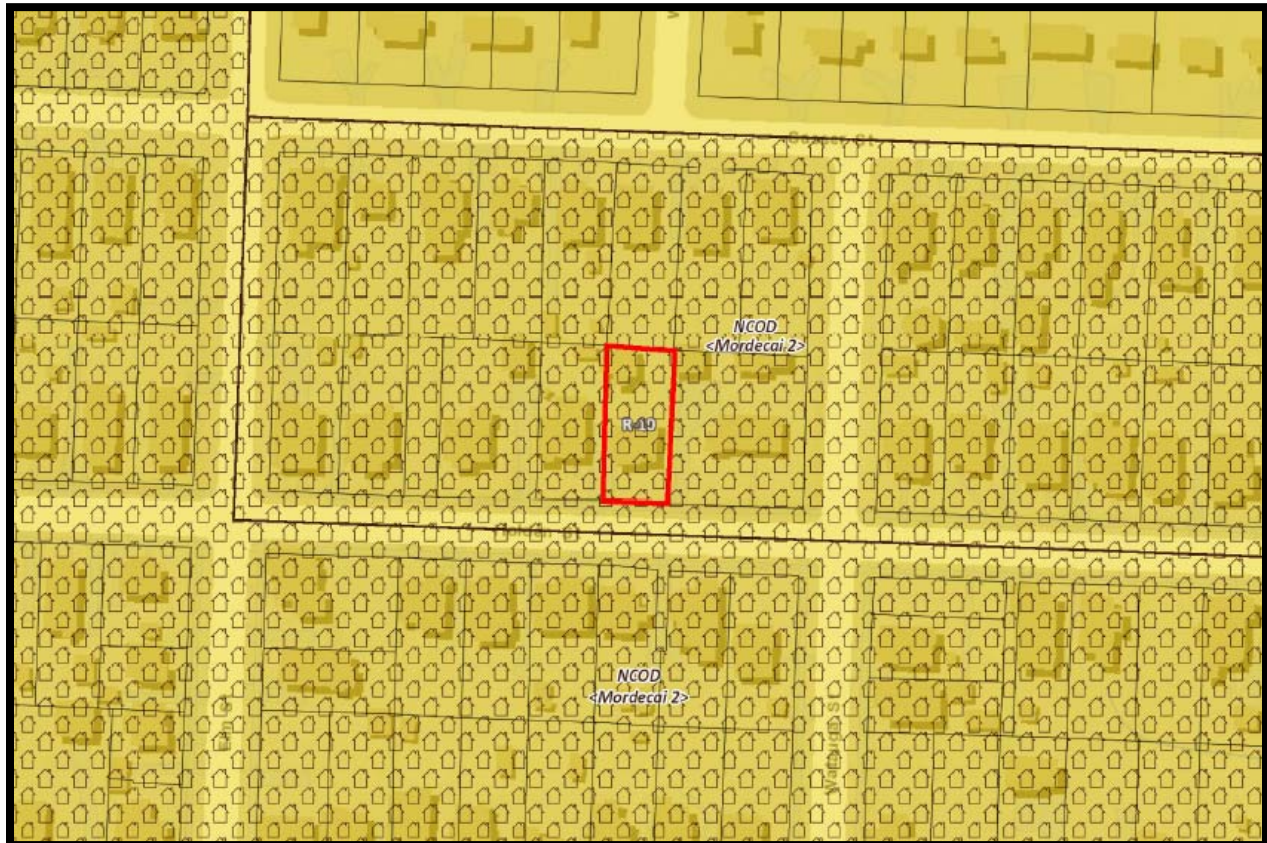
613 Holden Street – Location Map

To BOA: 6-13-16

Staff Coordinator: Eric S. Hodge, AICP

ZONING

DISTRICTS: Residential-10 and Neighborhood Conservation Overlay District (Mordecai-Conservation District - 2)



613 Holden Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback Standards: The subject property is zoned Residential-10

Yard Type	Minimum Setback
Front Yard	10'
Side Street	10'
Side	5'
Sum of Side Setbacks	10'
Rear	20'

Neighborhood Conservation Overlay District (Mordecai: Conservation District 2):

- i. Minimum lot size: 7,260 square feet.
- ii. Maximum lot size: 14,520 square feet.
- iii. Minimum lot width: 50 feet
- iv. Maximum lot width: 100 feet
- v. Front yard setback: Minimum of 15 feet, maximum of 25 feet.
- vi. Maximum building height: 35 feet.



Planning & Development

**Development Services
Customer Service Center**
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

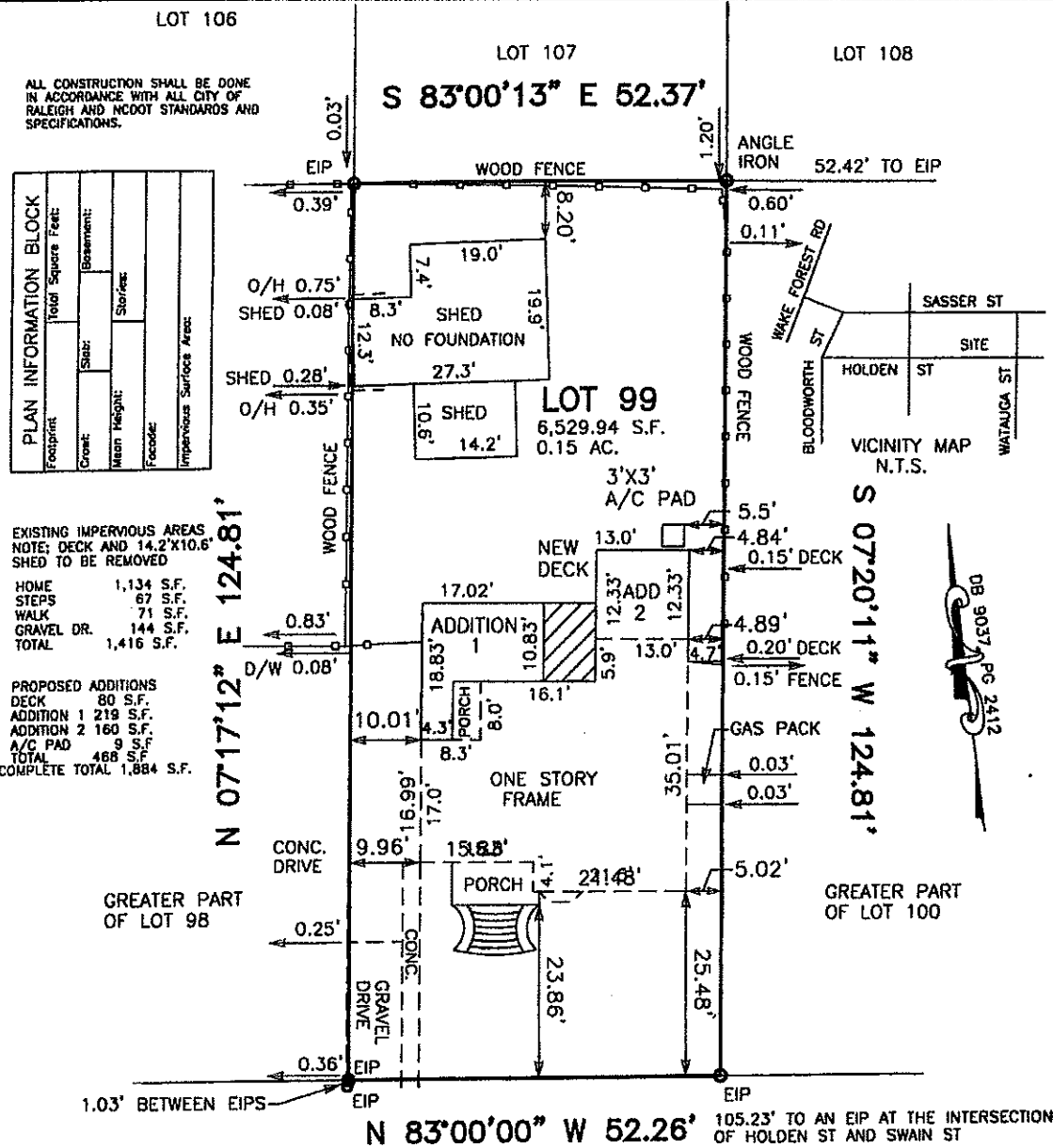
Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) The owner of 613 Holden St would like to request a variance of 4" for the side setback (East) to accommodate a new addition that will align with the existing house. Currently, the rear section of the existing house is over the setback line by approximately 1.5". See attached survey and site plans.		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 613 Holden St		Date 05/12/2016
Property PIN 1714030021	Current Zoning R-10	
Nearest Intersection Holden St + Watauga St		Property size (in acres) 0.15 acres
Property Owner Allison Sealy	Phone (803)466-3569	Fax
	Email allison.sealy@gmail.com	
Project Contact Person owner	Phone	Fax
	Email	
Property Owner Signature 	Email allison.sealy@gmail.com	
Notary Sworn and subscribed before me this <u>12</u> day of <u>may</u> , 20 <u>16</u>	Notary Signature and Seal 	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.

SUBJECT PROPERTY IS _____ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720171400J ZONE X



SEE D.B. 9037, PG. 2412
REVISED 1/13/16
SHOW A/C PLACEMENT

HOLDEN STREET
(FORMERLY HOLT AVE.)

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

REVISED PLAT OF
OAKDALE

ALL BEARINGS AND DISTANCES ARE
CORRECT FIELD MEASUREMENTS

FIELD CLOSURE = 1: 10,000

NOT FOR RECORDING, INFORMATION FOUND
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF
A TITLE SEARCH AND IS SUBJECT TO ANY FACTS
WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE
TITLE SEARCH

LEGEND
EIP EXISTING IRON PIPE
NIP NEW IRON PIPE
MON MONUMENT
PK PARKER KALON NAIL
C.B. CATCH BASIN
MH MANHOLE
PP POWER POLE
R/W RIGHT OF WAY
C/L CENTER LINE
FES FLARED END SECTION

LOT 99 BLOCK _____

RECORDED IN BOOK OF MAPS 1885, PAGE 131, WAKE COUNTY, N.C.

I, JOHN Y. PHELPS, JR., SURVEYOR, CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BEARINGS AND DISTANCES ARE CORRECT AND THAT THERE ARE NO OTHER BUILDINGS ON SAID LOT AS SHOWN ON THIS MAP. THIS MAP IS NOT FOR RECORDING.

SEAL
1-1319

JOHN Y. PHELPS, JR.
LAND SURVEYOR

PROPERTY OF
ALLISON SEALEY

613 HOLDEN ST.
RALEIGH, WAKE CO., N.C.

REVISD 04/06/16
PLOT PLAN

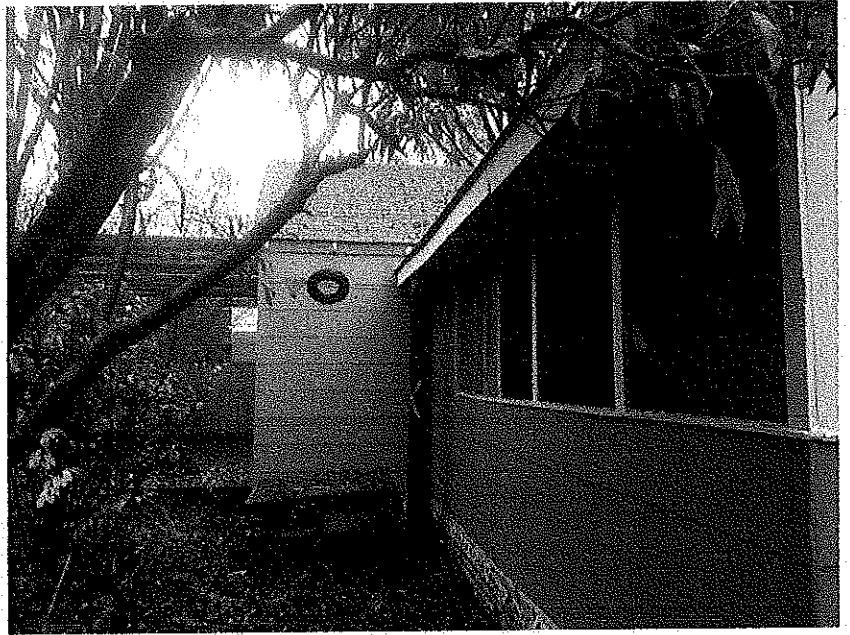
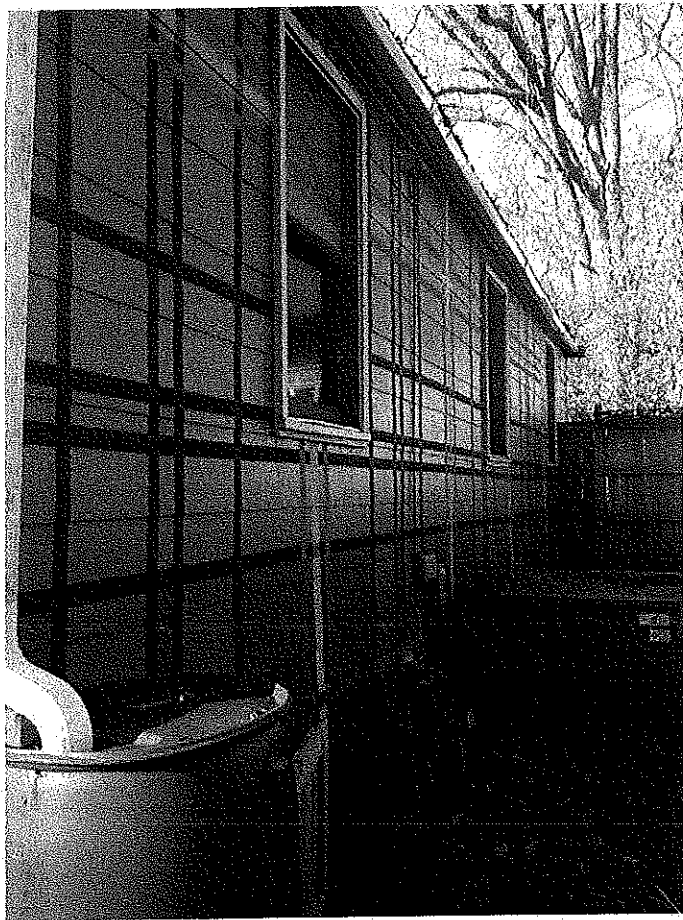
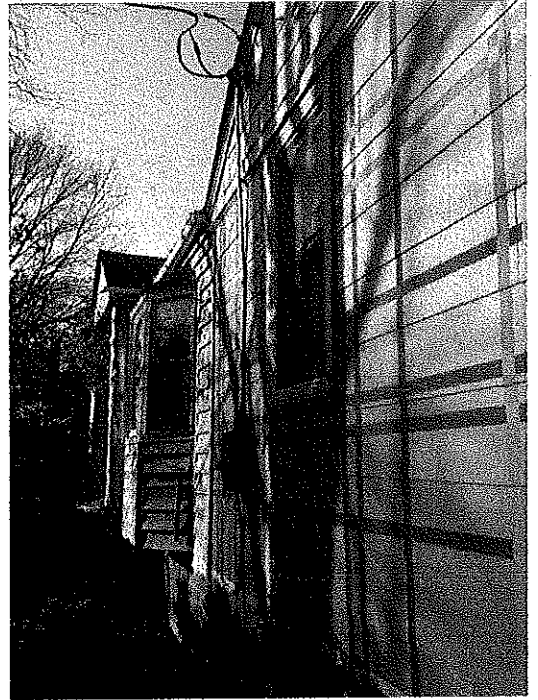
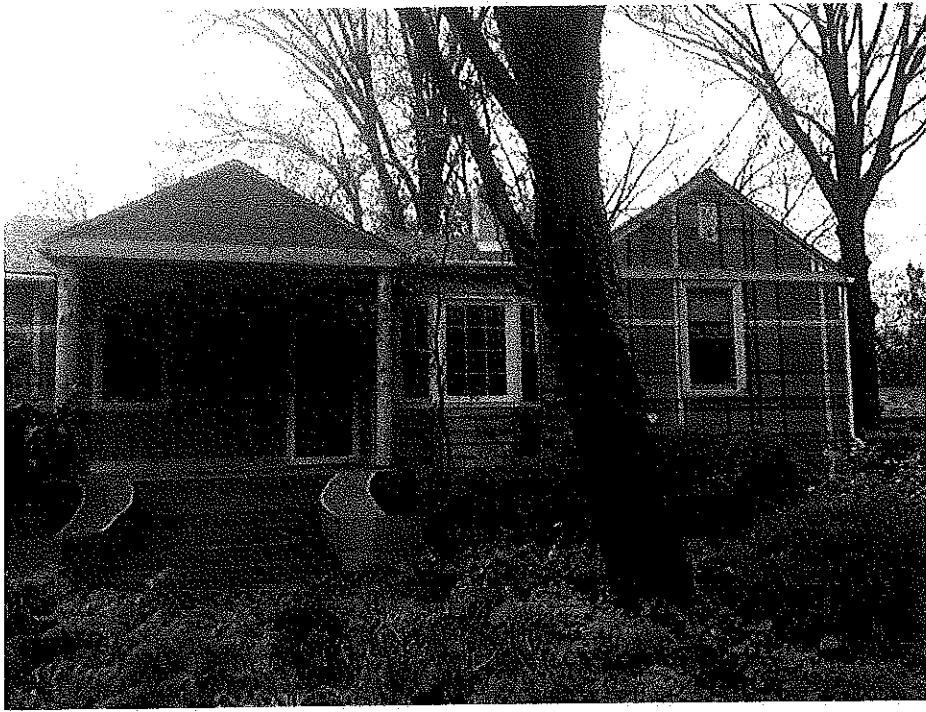
JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
5110 BUR OAK CIRCLE
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658

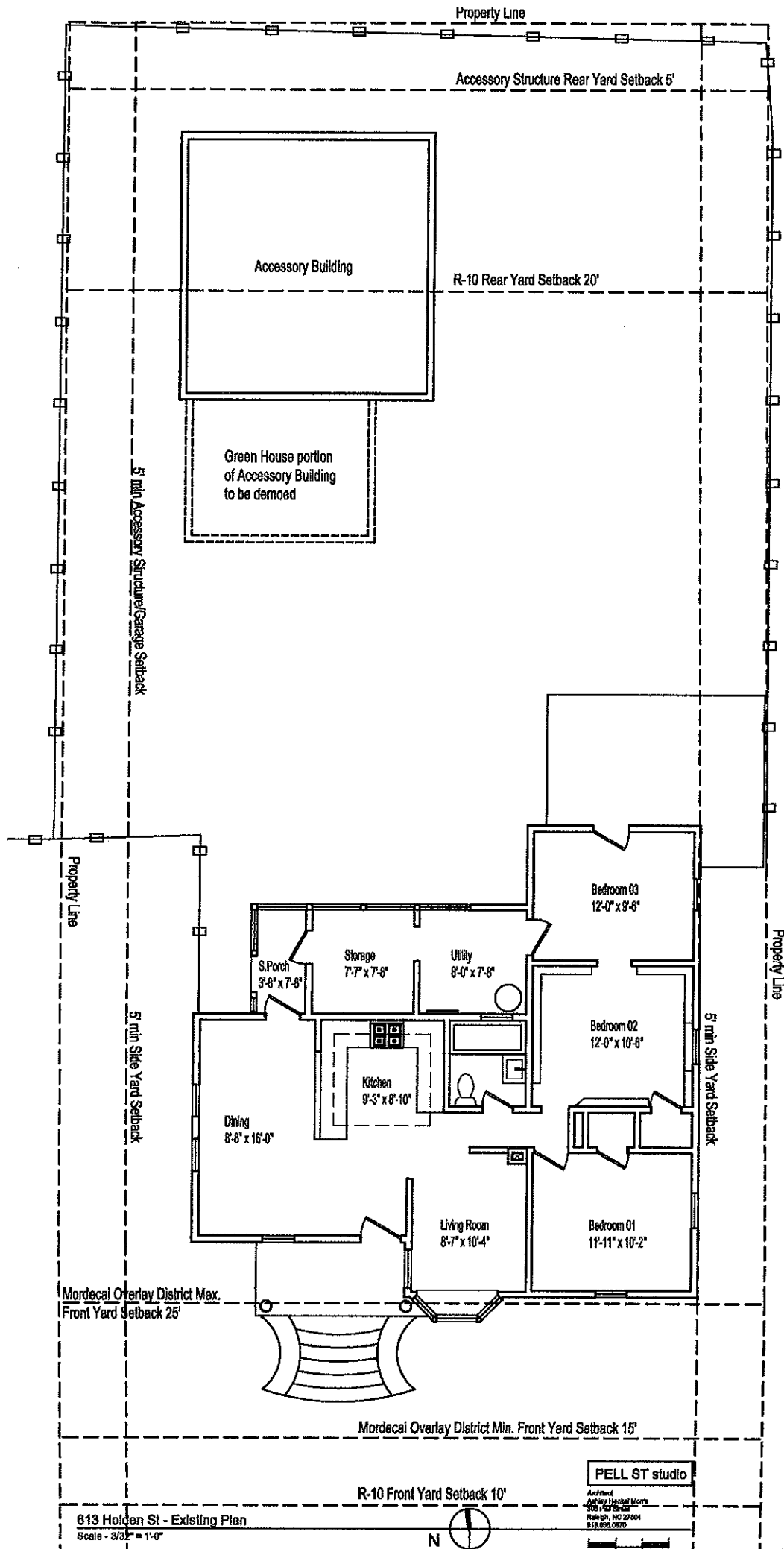
SCALE 1" = 20'

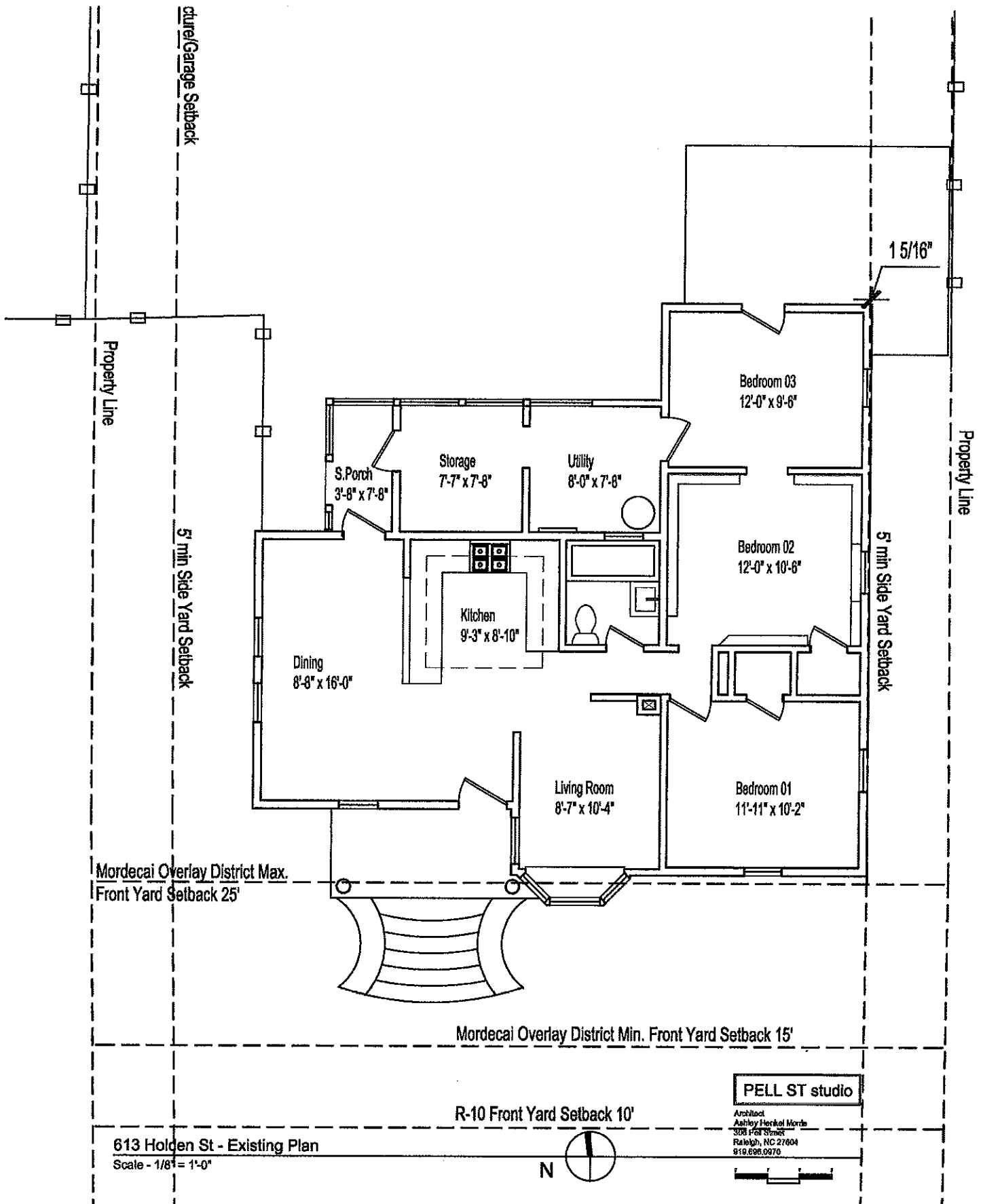
DATE 10/21/15

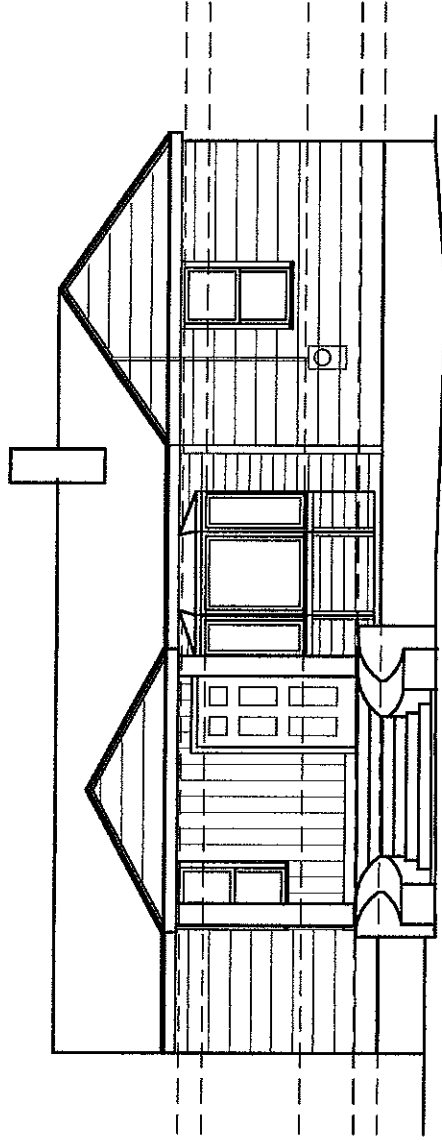
FB 1507
#59858

New









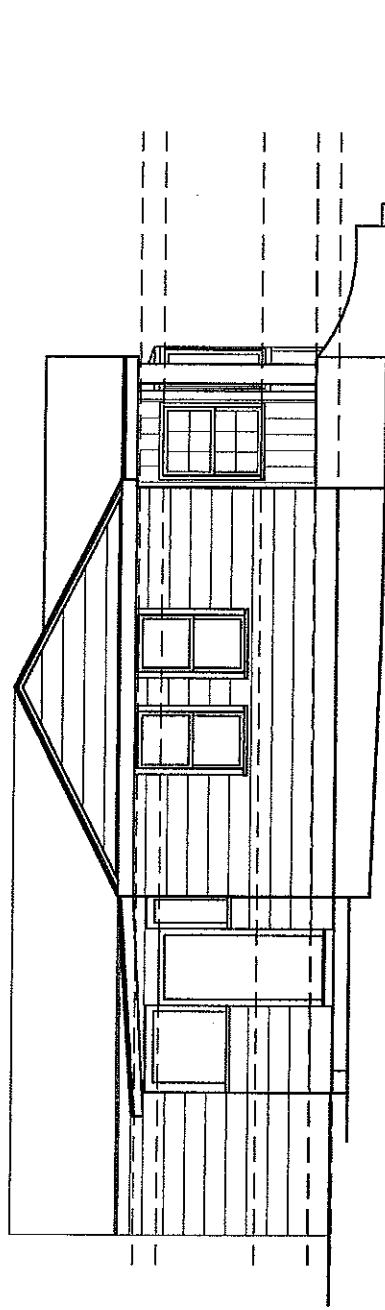
PELL ST studio

Architect
Julian J. Pell
2001 Pitt Street
Raleigh, NC 27604
919.698.0970

613 Holden St - Existing Front Elevation

Scale - 1/8" = 1'-0"



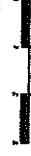


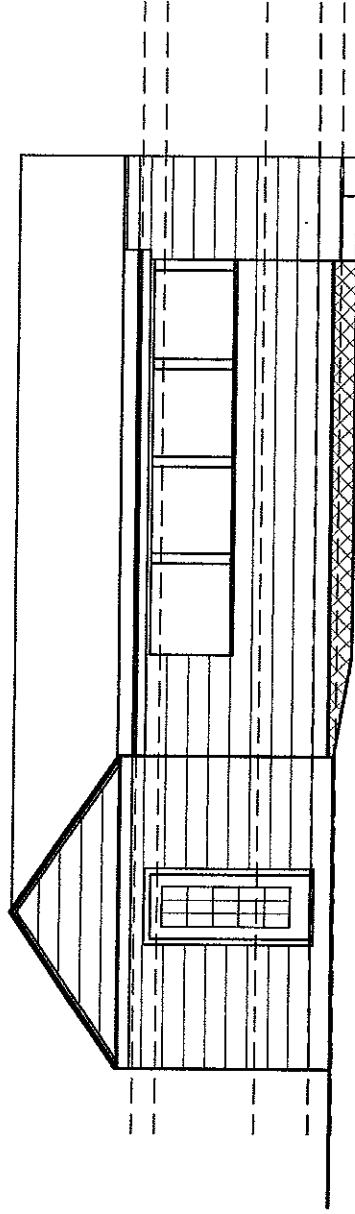
PELL ST studio

Architect
Anney Henrikel Morris
301 E. 10th St.
Raleigh, NC 27604
919.886.0870

613 Holden St - Existing Driveway Side Elevation

Scale - 1/8" = 1'-0"





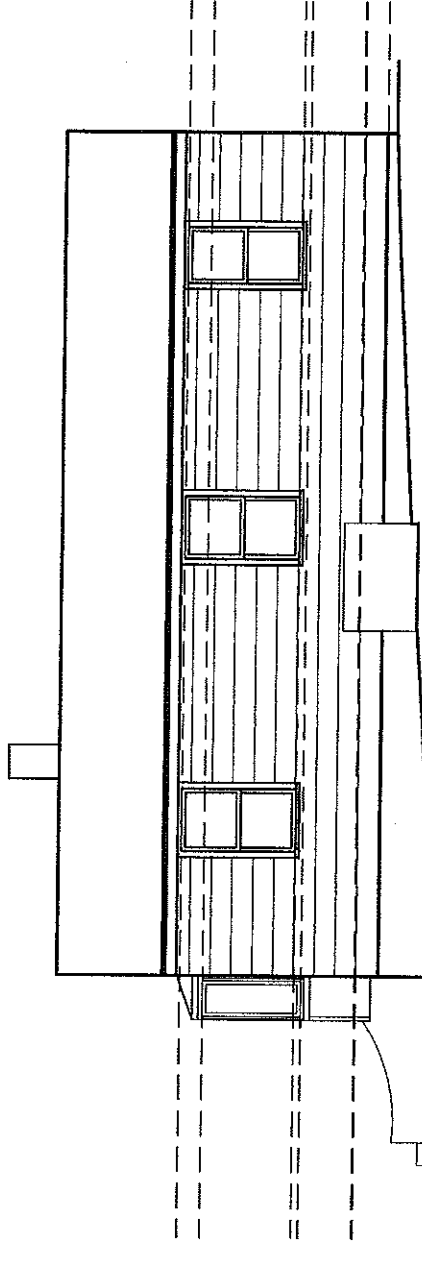
613 Holden St - Existing Rear Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Kelly J. Pechel Morris
2001 E. Main St.
Raleigh, NC 27604
919.868.0970



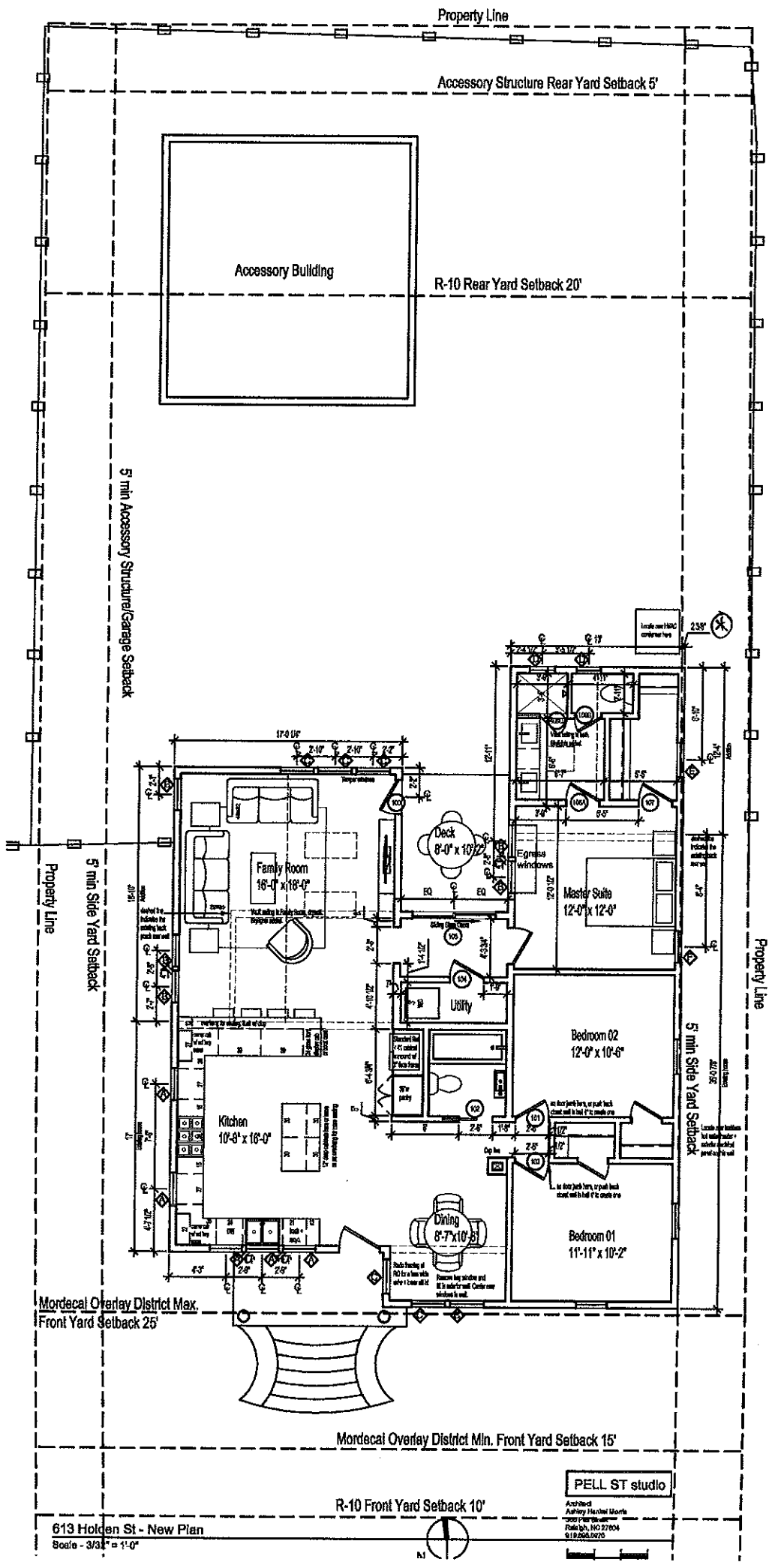


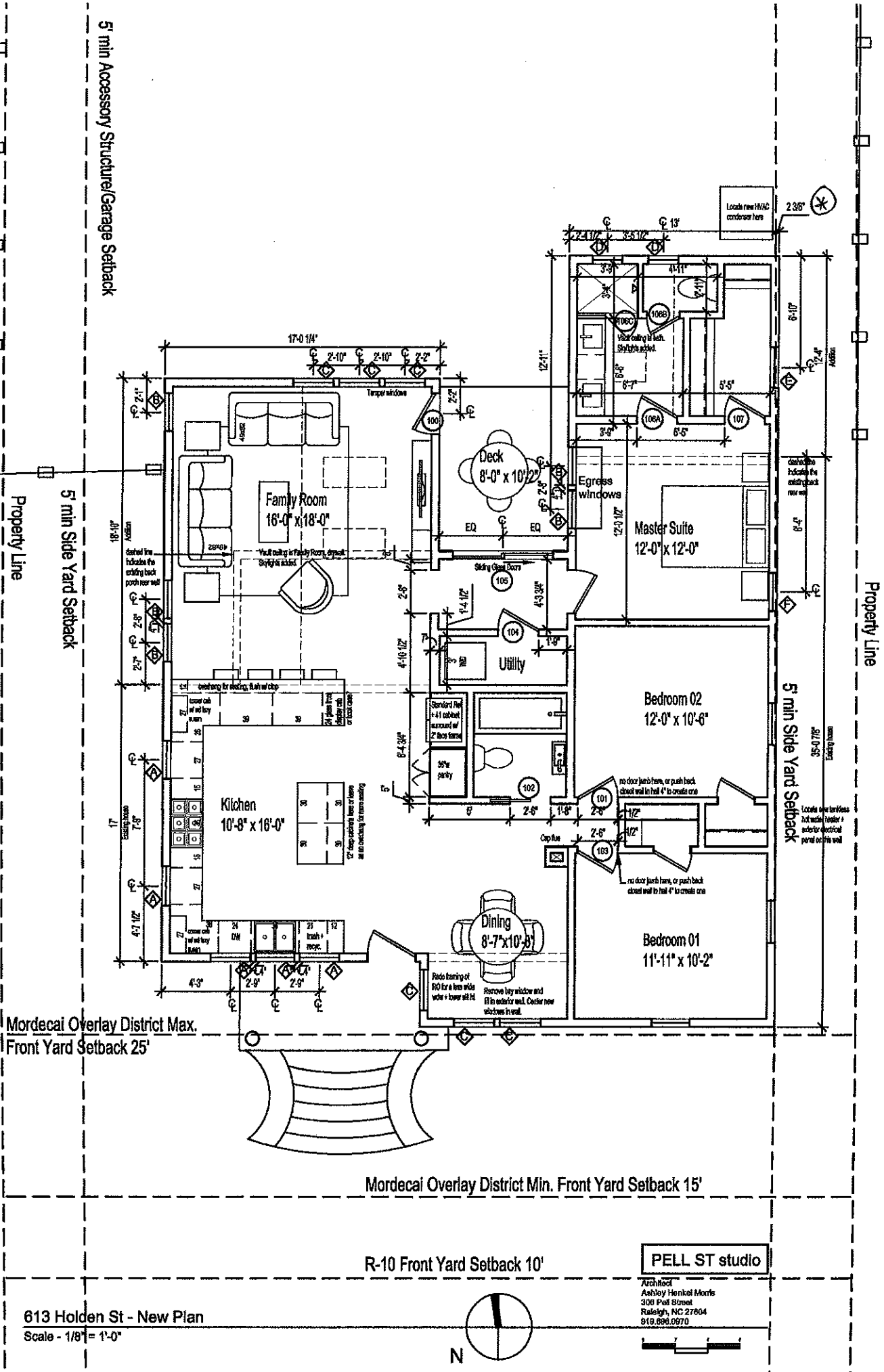
PELL ST studio

Architect
Aubrey / Henrik Morris
308 Fox Street
Raleigh, NC 27604
919.696.0970

613 Holden St - Existing Side Elevation
Scale - 1/8" = 1'-0"







5' min Accessory Structure/Garage Setback

Property Line
5' min Side Yard Setback

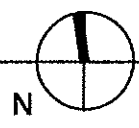
Mordecai Overlay District Max.
Front Yard Setback 25'

Mordecai Overlay District Min. Front Yard Setback 15'

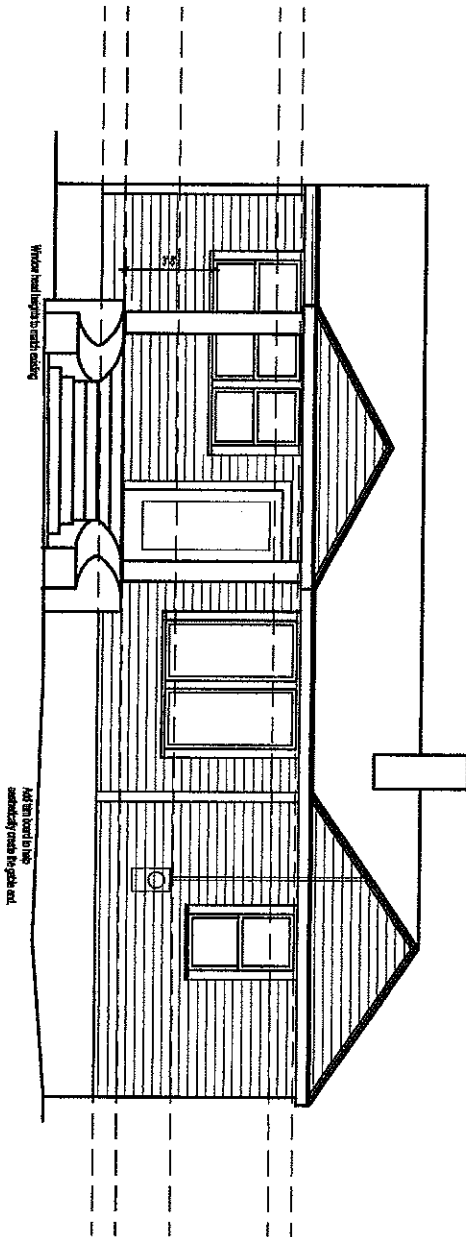
R-10 Front Yard Setback 10'

PELL ST studio

613 Holden St - New Plan
Scale - 1/8" = 1'-0"



Architect
Ashley Henkel Morris
308 Post Street
Raleigh, NC 27604
919.898.0970

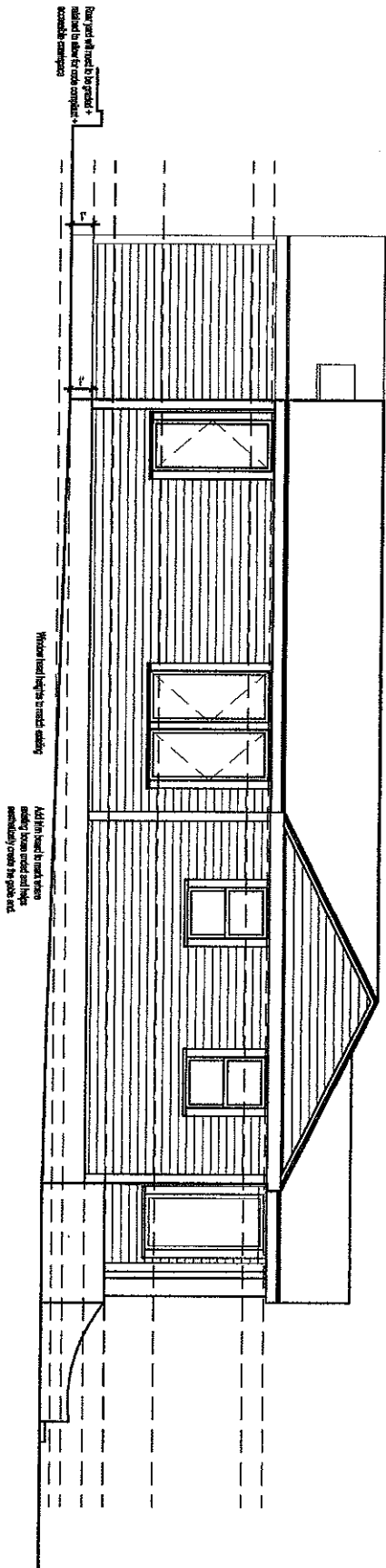


613 Holden St - New Front Elevation
Scale - 1/8" = 1'-0"

PELL ST studio

Architect:
Anthony Andrew Morris
306 Pell Street
Raleigh, NC 27604
919.852.0970

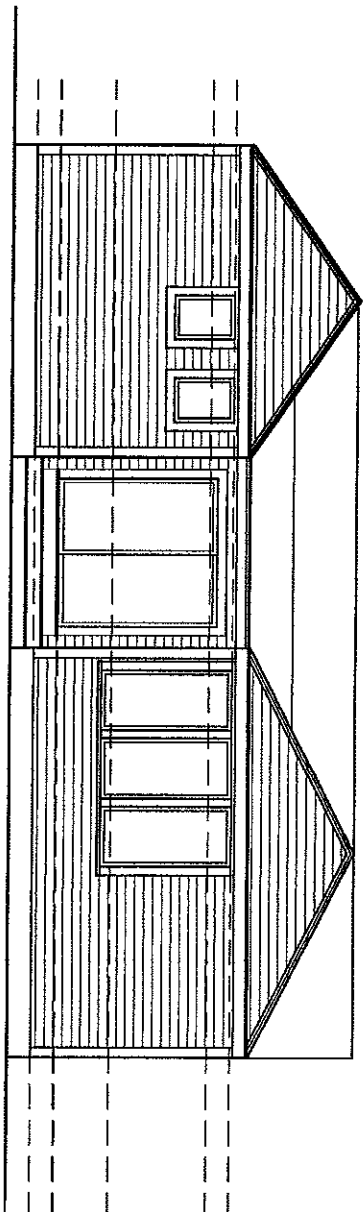




613 Holden St - New Driveway Side Elevation
 Scale - 1/8" = 1'-0"

PELL ST studio

Architects
 Anthony Pichler Morris
 208 E. Franklin
 Raleigh, NC 27604
 919.684.0970



PELL ST studio

Architect
Aulley Hankel Morris
208 Pell Street
Savannah, NC 27904
919.662.5270



613 Holden St - New Rear Elevation
Scale - 1/8" = 1'-0"


[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0068335** PIN # **1714030021**
[Account Search](#)
Location Address
613 HOLDEN STProperty Description
LO99 OAKDALE
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)


Property Owner SEALY, ALLISON (Use the Deeds link to view any additional owners)		Owner's Mailing Address 613 HOLDEN ST RALEIGH NC 27604-1948	Property Location Address 613 HOLDEN ST RALEIGH NC 27604-1948
Administrative Data Old Map # G034-G0163-0011 Map/Scale 1714 13 VCS 01RA563 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-10 History ID 1 History ID 2 Acreage .15 Permit Date 6/19/1998 Permit # 0000040571		Transfer Information Deed Date 10/22/2015 Book & Page 16189 1843 Revenue Stamps 530.00 Pkg Sale Date 10/22/2015 Pkg Sale Price \$265,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 860	
		Assessed Value Land Value Assessed \$124,000 Bldg. Value Assessed \$120,119 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$244,119 Assessed*	

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

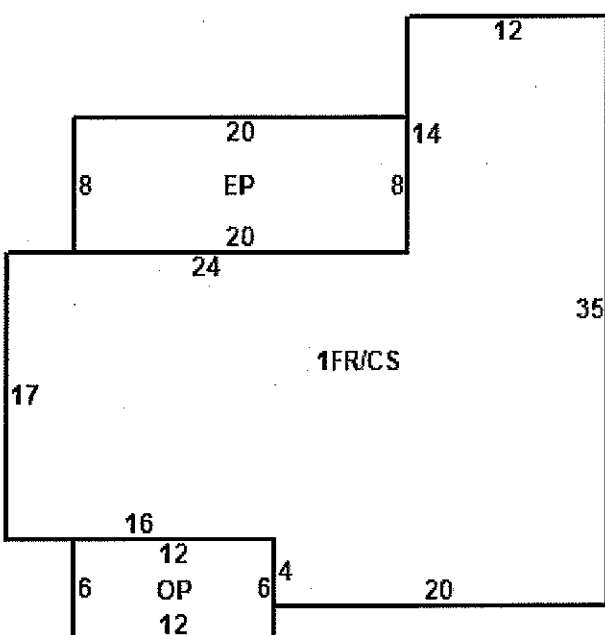
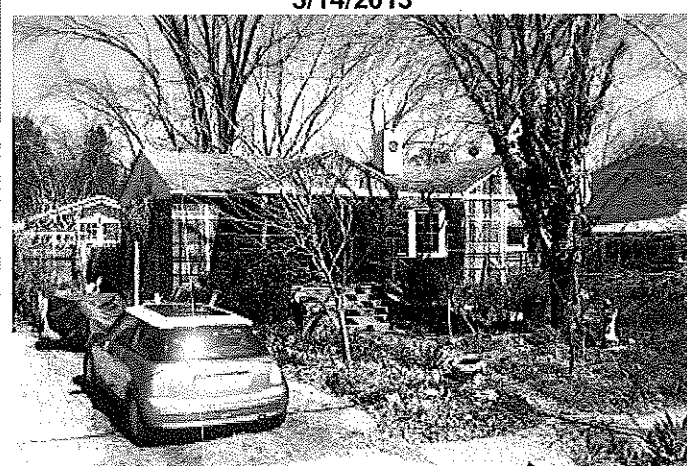
The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0068335**PIN # **1714030021**Account
SearchLocation Address
613 HOLDEN STProperty Description
LO99 OAKDALE[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address 613 HOLDEN ST		Building Description 01RA563	Card 01 Of 01
Bldg Type	01 Single Family	Year Blt 1950 Eff Year 1985	Base Bldg Value \$87,644
Units	1	Addns Remod	Grade B+10 130%
Heated Area	860	Int. Adjust.	Cond % A 84%
Story Height	1 Story		Market Adj. F 120%
Style	Conventional		Market Adj.
Basement	Crawl Space	Other Features	Accrued % 101%
Exterior	Frame		Incomplete Code
Const Type			Card 01 Value \$120,119
Heating	Central		All Other Cards
Air Cond	Central		Land Value Assessed \$124,000
Plumbing	1 BATH		Total Value Assessed \$244,119

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ Inc	Value
M	1	FR/CS	860		10X5	SF SHED	0064	1985 25	80
A		OP	72		16X22	SF GARFRMED	0295	1998 50	5190
B		EP	160						
C									
D									
E									
F									
G									
H									

<p>Building Sketch</p> 		<p>Photograph 3/14/2013</p> 	
		0068335 03/14/2013	